



Greater Toronto Area  
Downtown East

New Homes High Rise Submarket Report  
Data as of November 2020



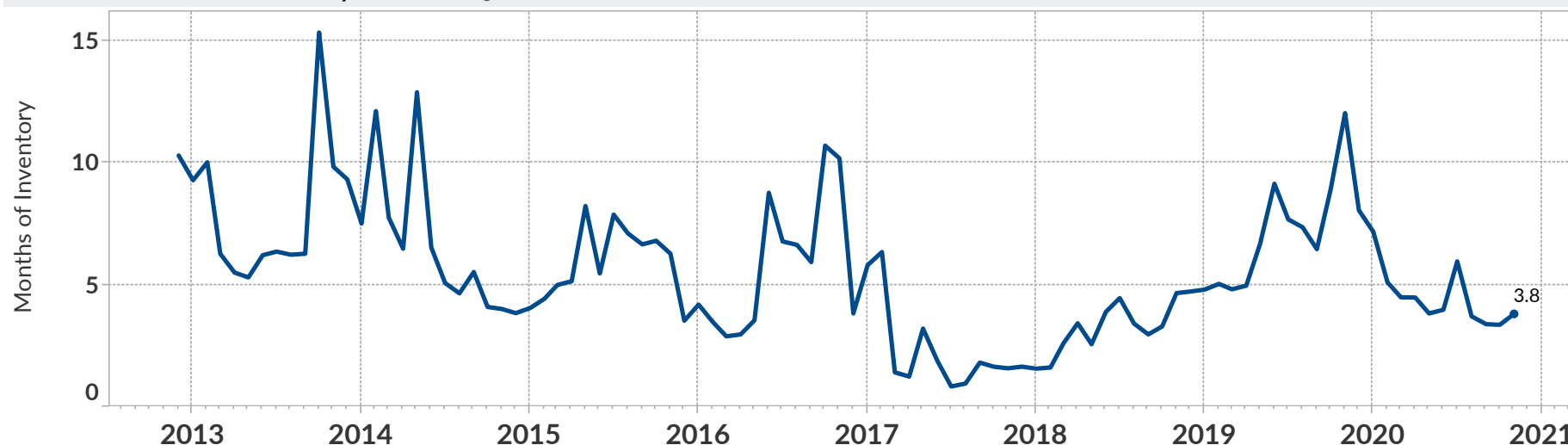
# Downtown East Submarket Report - November 2020



| Downtown East                                 |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Active Projects                               | 21          | 360         |
| Total Units                                   | 7,481       | 94,905      |
| Total Sales                                   | 6,512       | 79,034      |
| Rem. Inv.                                     | 689         | 11,493      |
| Avg. \$/SF                                    | \$1,252     | \$1,151     |
| Avg. SF                                       | 815         | 964         |
| Avg. \$                                       | \$1,019,805 | \$1,109,229 |
| Current Month Sales (incl. active & sold out) | 18          | 1,836       |

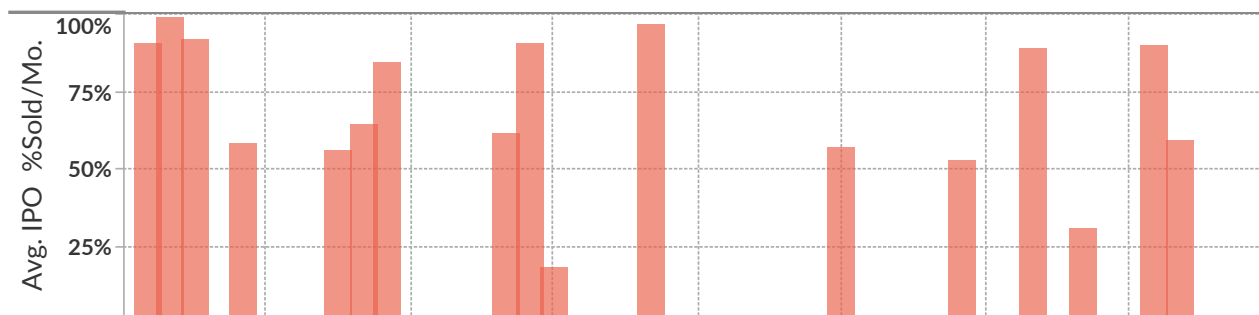
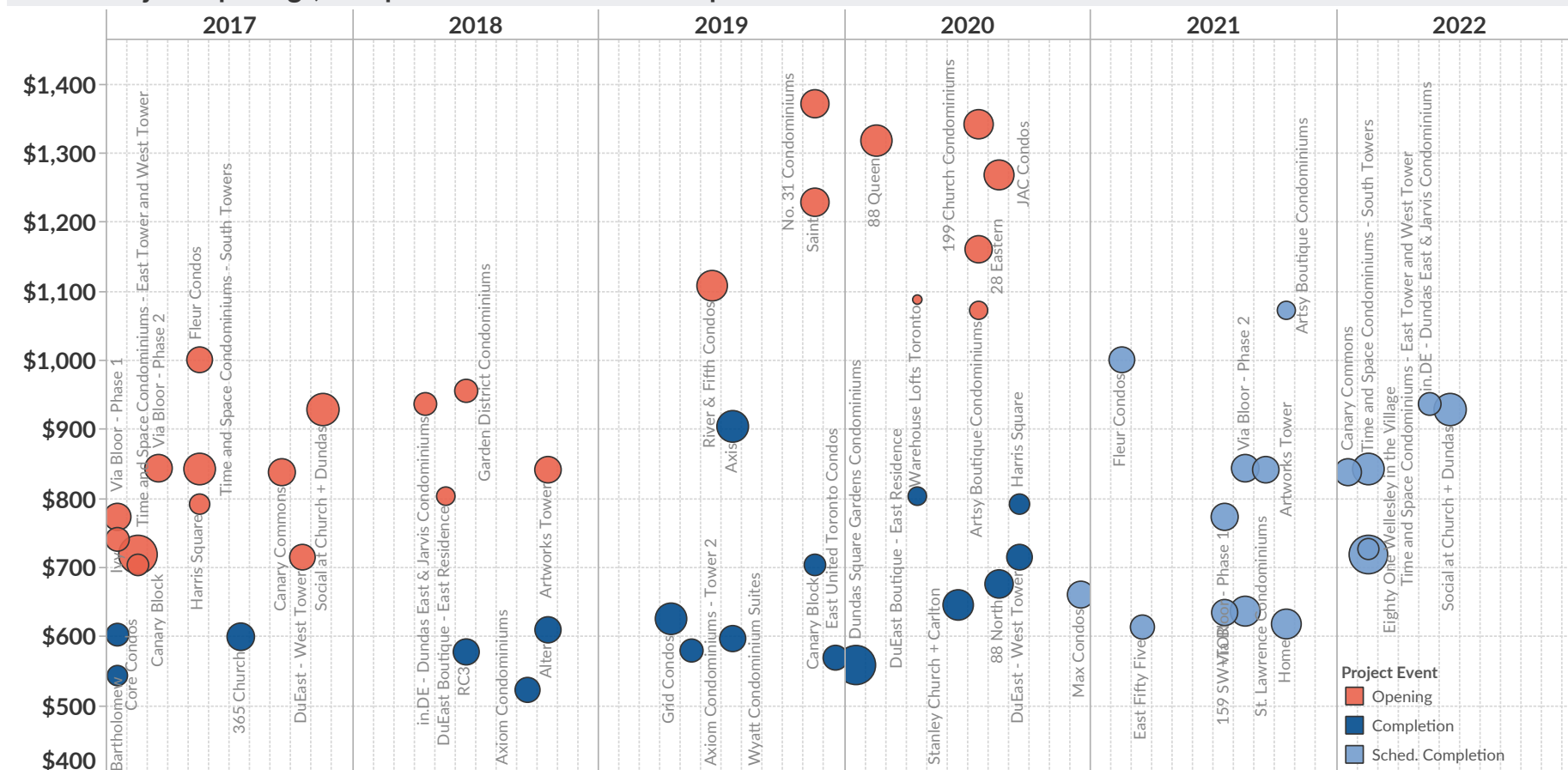
| Development Applications |        |                 |
|--------------------------|--------|-----------------|
| Downtown East            |        | City of Toronto |
| Number of Dev. Apps.     | 38     | 464             |
| Total Units              | 16,999 | 256,111         |
| Min. Floor Space Index   | 0.0    | 0.1             |
| Max. Floor Space Index   | 29.5   | 61.7            |
| Avg. Floor Space Index   | 9.9    | 6.6             |

**Submarket - Months of Inventory** (calculated using current rem. inv. and last 12 month sales)

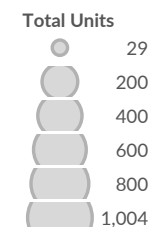


# Downtown East Submarket Report - November 2020

## Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



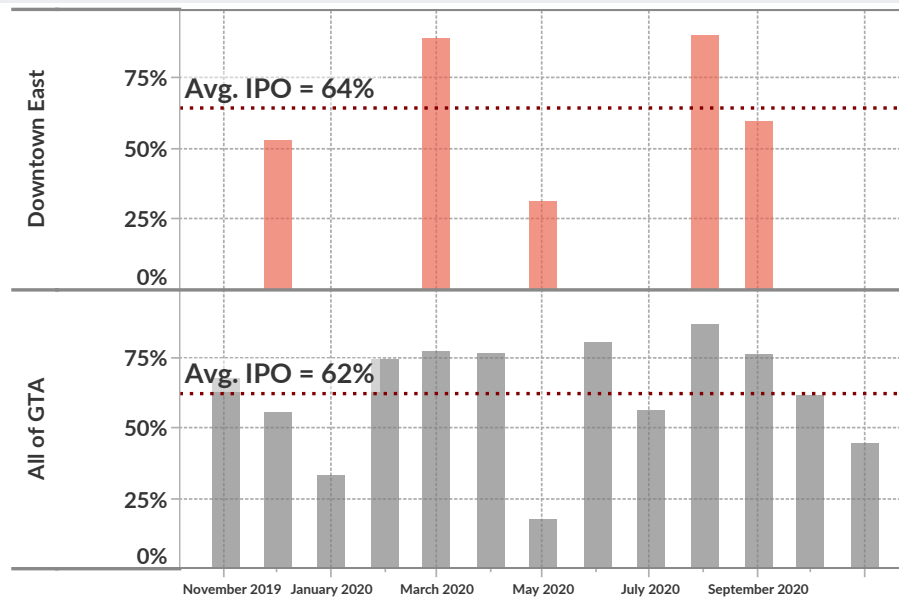
# Downtown East Submarket Report - November 2020

## Project Data by Unit Type

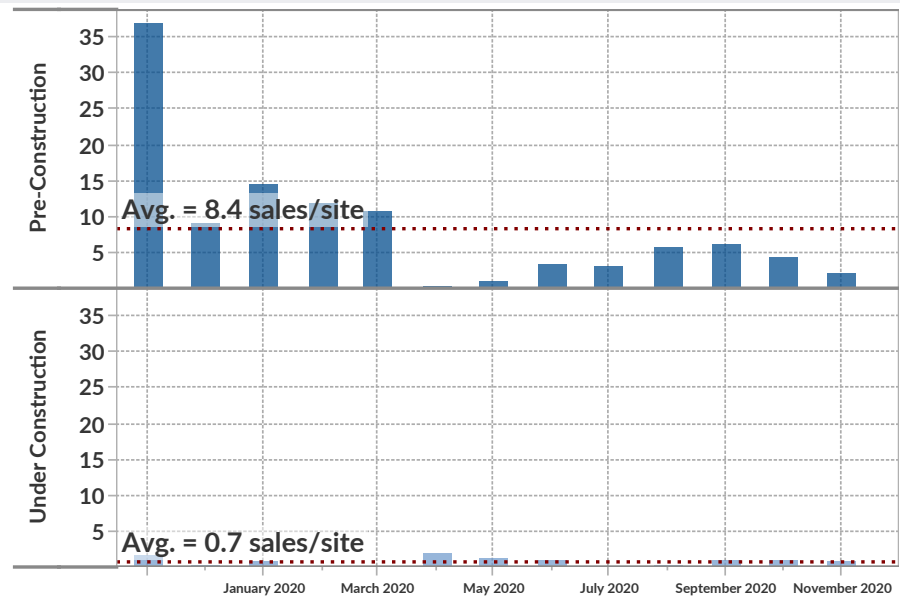
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 583         | 3                   | 567         | 16        |
| 1 Bedroom       | 1,826       | 3                   | 1,770       | 56        |
| 1 Bedroom + Den | 1,694       | 1                   | 1,638       | 56        |
| 2 Bedroom       | 1,900       | 4                   | 1,646       | 254       |
| 2 Bedroom + Den | 460         | 0                   | 310         | 150       |
| 3 Bedroom & Up  | 707         | 6                   | 558         | 149       |
| Penthouse       | 21          | 1                   | 15          | 6         |
| Other           | 10          | 0                   | 8           | 2         |

| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,472    | 347             | 454              | \$520,990        | \$620,900         |
| \$1,350    | 427             | 751              | \$467,000        | \$781,900         |
| \$1,215    | 508             | 825              | \$527,990        | \$913,990         |
| \$1,295    | 615             | 1,803            | \$639,900        | \$1,818,000       |
| \$1,240    | 697             | 1,471            | \$849,990        | \$1,570,000       |
| \$1,194    | 767             | 1,312            | \$771,000        | \$1,492,900       |
| \$1,116    | 1,370           | 3,114            | \$1,550,000      | \$3,350,000       |
| \$1,143    | 1,290           | 1,335            | \$1,449,990      | \$1,549,990       |

## IPO Launch Performance (first 2 months)

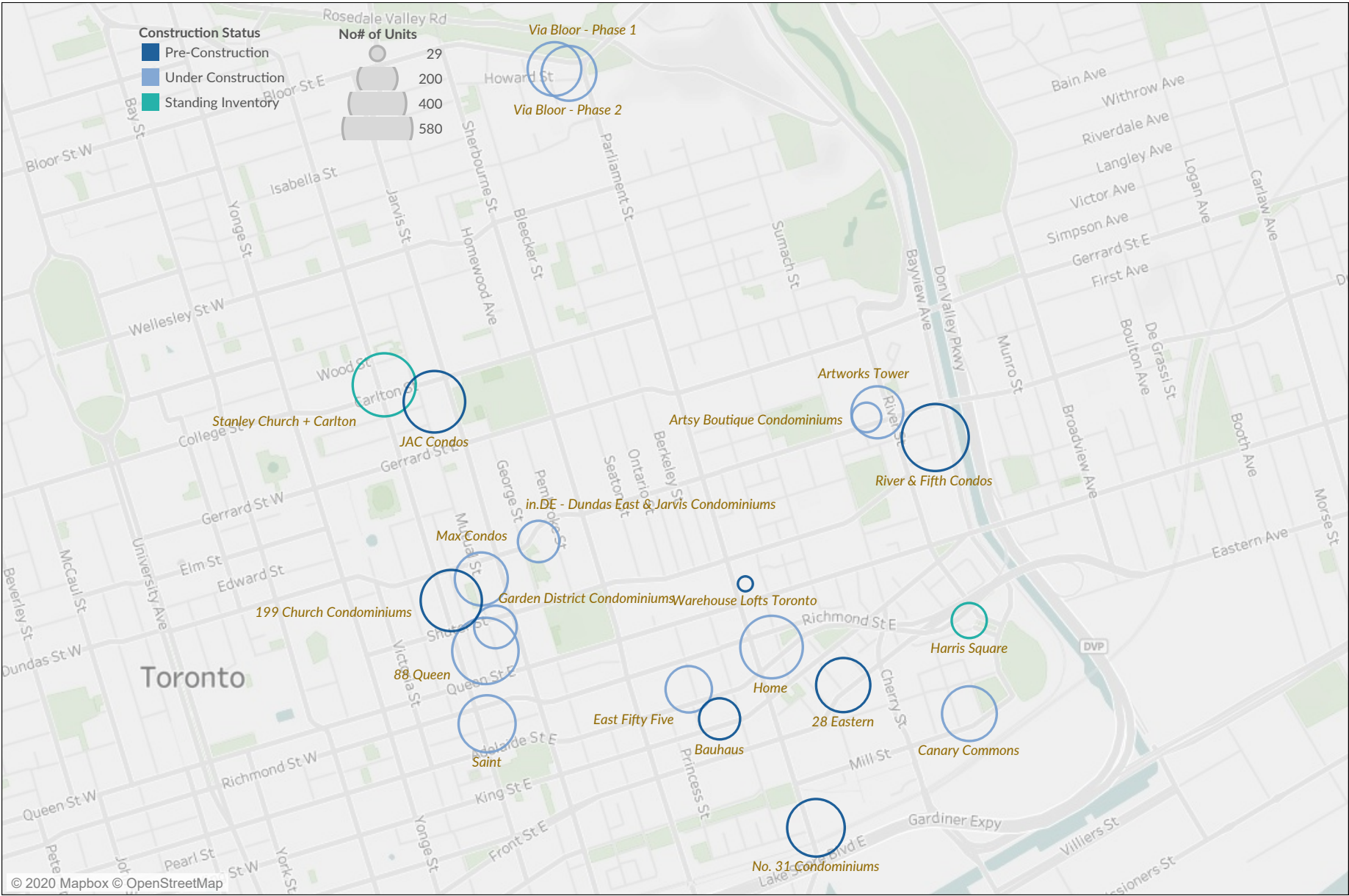


## Post Launch Absorption: Downtown East



# Downtown East Submarket Report - November 2020

## Current Active Projects



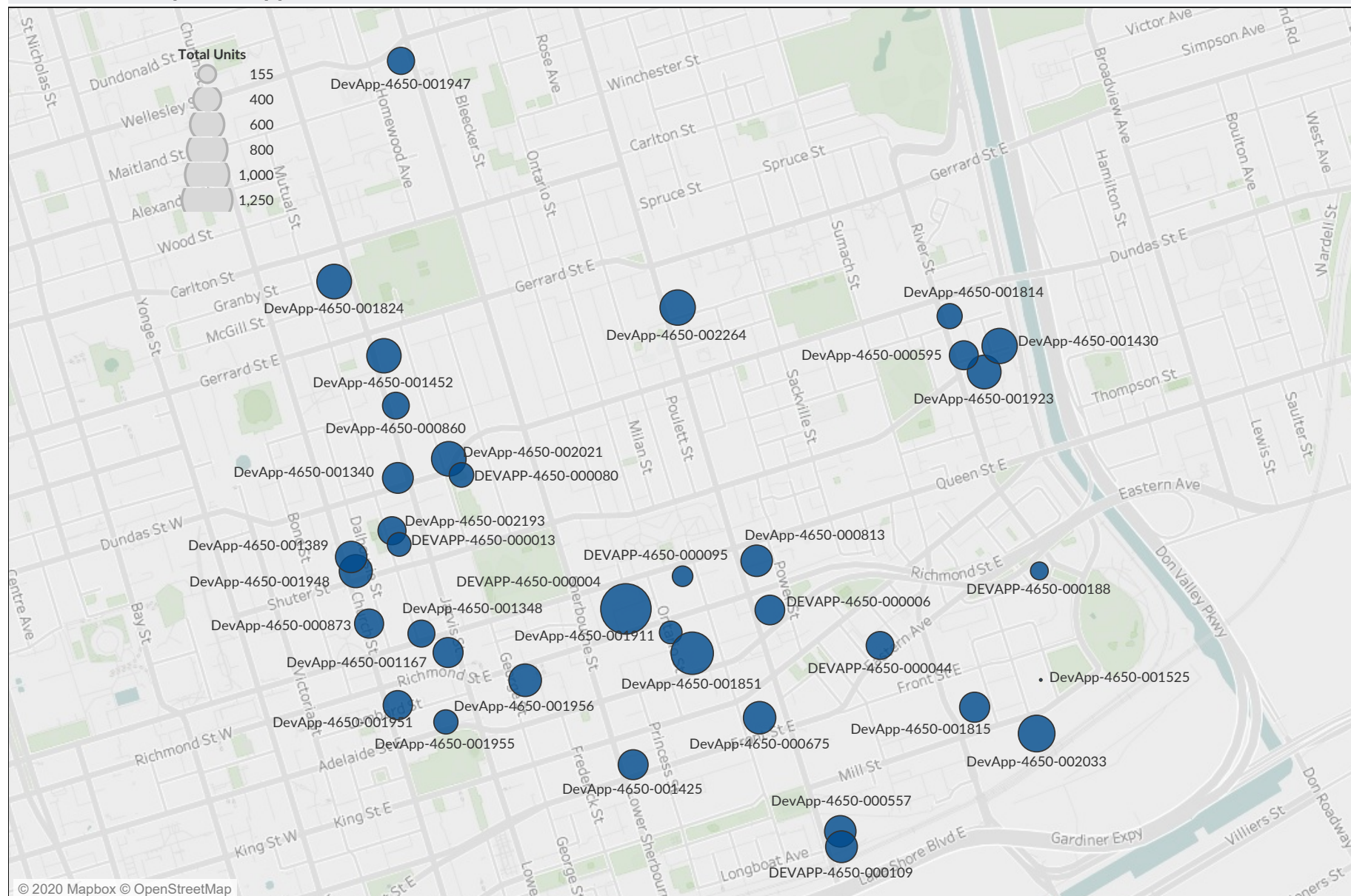
# Downtown East Submarket Report - November 2020

## Current Active Project List

| Site Name                                                    | Product Type | Month, Year of Occ Date | Current Month Sales | YTD | Rem. Inv. | Total Units | Original \$/SF | Avg. \$/ SF |
|--------------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| 28 Eastern - Alterra                                         | Apartment    | June 2024               | 2                   | 375 | 4         | 379         | \$1,162        | \$1,275     |
| 88 Queen - St. Thomas Developments Inc.                      | Apartment    | April 2024              | 0                   | 519 | 34        | 569         | \$1,319        | \$1,385     |
| 199 Church Condominiums - CentreCourt Developments Inc. ..   | Apartment    | March 2024              | 10                  | 455 | 8         | 484         | \$1,343        | \$1,300     |
| Artsy Boutique Condominiums - Daniels Corporation            | Apartment    | October 2021            | 1                   | 75  | 38        | 113         | \$1,074        | \$1,060     |
| Artworks Tower - Daniels Corporation                         | Apartment    | September 2021          | 0                   | 1   | 14        | 349         | \$843          | \$1,085     |
| Bauhaus - Lamb Development Corp.                             | Apartment    | February 2024           | 0                   | 0   | 0         | 218         | \$0            | \$0         |
| Canary Commons - DREAM                                       | Apartment    | January 2022            | 0                   | 0   | 0         | 387         | \$839          | \$876       |
| East Fifty Five - Lamb Development Corp. and Hyde Park Ho..  | Apartment    | March 2021              | 0                   | 0   | 2         | 278         | \$615          | \$1,208     |
| Garden District Condominiums - Sher Corporation and Hyde P.. | Apartment    | May 2023                | 0                   | 5   | 17        | 235         | \$957          | \$1,208     |
| Harris Square - Urban Capital Property Group                 | Apartment    | September 2020          | 0                   | 1   | 7         | 159         | \$793          | \$1,097     |
| Home - Great Gulf and Hullmark Developments Limited          | Apartment    | October 2021            | 0                   | 1   | 19        | 505         | \$619          | \$1,133     |
| in.DE - Dundas East & Jarvis Condominiums - Menkes           | Apartment    | May 2022                | 0                   | 13  | 14        | 222         | \$938          | \$1,059     |
| JAC Condos - Graywood Developments and Phantom Develo..      | Apartment    | July 2024               | 0                   | 306 | 183       | 489         | \$1,270        | \$1,241     |
| Max Condos - Tribute Communities                             | Apartment    | December 2020           | 0                   | 0   | 6         | 363         | \$662          | \$1,151     |
| No. 31 Condominiums - Lanterra Developments                  | Apartment    | May 2024                | 1                   | 104 | 187       | 428         | \$1,373        | \$1,389     |
| River & Fifth Condos - Broccolini                            | Apartment    | March 2024              | 0                   | 35  | 30        | 580         | \$1,109        | \$1,338     |
| Saint - Minto Developments                                   | Apartment    | December 2023           | 4                   | 59  | 74        | 420         | \$1,230        | \$1,239     |
| Stanley Church + Carlton - Tribute Communities               | Apartment    | June 2020               | 0                   | 0   | 22        | 514         | \$647          | \$1,198     |
| Via Bloor - Phase 1 - Tridel                                 | Apartment    | July 2021               | 0                   | 2   | 13        | 372         | \$775          | \$1,045     |
| Via Bloor - Phase 2 - Tridel                                 | Apartment    | August 2021             | 0                   | 0   | 9         | 388         | \$845          | \$1,041     |
| Warehouse Lofts Toronto - Sher Corporation and Downing Str.. | Apartment    | June 2023               | 0                   | 21  | 8         | 29          | \$1,089        | \$1,085     |

# Downtown East Submarket Report - November 2020

## Current Development Applications



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## Current Development Application List

| InventoryNumber    | Address                                    | Floor Space Index | Total Units |
|--------------------|--------------------------------------------|-------------------|-------------|
| DEVAPP-4650-000004 | 245 Queen Street East                      | 12.2              | 1,250       |
| DEVAPP-4650-000006 | 48 Power Street                            | 9.3               | 431         |
| DEVAPP-4650-000013 | 59 - 71 Mutual Street                      | 20.5              | 275         |
| DEVAPP-4650-000044 | 18 - 32 Eastern Avenue, 2 Sackville Street | 10.1              | 379         |
| DEVAPP-4650-000080 | 219 - 231 Dundas Street East               | 10.8              | 295         |
| DEVAPP-4650-000095 | 301 - 317 Queen Street East                | 12.3              | 206         |
| DEVAPP-4650-000109 | 31 Parliament Street                       | 14.8              | 495         |
| DEVAPP-4650-000188 | 170 Eastern Avenue                         | 6.2               | 155         |
| DevApp-4650-000557 | 33 - 37 Parliament Street                  | 10.9              | 485         |
| DevApp-4650-000595 | 83 River Street                            | 19.9              | 410         |
| DevApp-4650-000675 | 250 Front Street East                      | 9.1               | 516         |
| DevApp-4650-000789 | 544 King Street West                       | 7.3               | 77          |
| DevApp-4650-000813 | 161 Parliament Street                      | 10.4              | 486         |
| DevApp-4650-000860 | 295 Jarvis Street                          | 29.3              | 351         |
| DevApp-4650-000873 | 139 Church Street                          | 23.8              | 414         |
| DevApp-4650-001167 | 133 Queen Street East                      | 20.5              | 440         |
| DevApp-4650-001340 | 202 Jarvis Street                          | 13.7              | 464         |
| DevApp-4650-001348 | 90 Queen Street East                       | 23.4              | 356         |
| DevApp-4650-001389 | 193 Church Street                          | 21.1              | 484         |
| DevApp-4650-001425 | 33 Sherbourne Street                       | 16.4              | 439         |
| DevApp-4650-001430 | 5 Defries Street                           | 8.2               | 610         |
| DevApp-4650-001452 | 319 - 323 Jarvis Street                    | 33.0              | 579         |
| DevApp-4650-001525 | 475 Front Street East                      | 4.3               |             |
| DevApp-4650-001814 | 111 River Street                           | 19.7              | 309         |
| DevApp-4650-001815 | 409 Front Street East                      | 4.3               | 443         |
| DevApp-4650-001824 | 308 Jarvis Street                          | 10.1              | 590         |
| DevApp-4650-001851 | 49 Ontario Street                          | 11.0              | 881         |
| DevApp-4650-001911 | 75 Ontario Street                          | 15.2              | 251         |
| DevApp-4650-001923 | 77 River Street                            | 8.6               | 558         |
| DevApp-4650-001947 | 159 Wellesley Street East                  | 19.6              | 360         |
| DevApp-4650-001948 | 60 Shuter Street                           | 14.0              | 536         |
| DevApp-4650-001951 | 89 Church Street                           | 29.4              | 419         |
| DevApp-4650-001955 | 110 Adelaide Street East                   | 19.1              | 287         |
| DevApp-4650-001956 | 231 Richmond Street East                   | 10.5              | 520         |
| DevApp-4650-002021 | 218 Dundas Street East                     | 14.5              | 588         |
| DevApp-4650-002033 | 125R Mill Street                           | 10.2              | 661         |
| DevApp-4650-002193 | 75 Mutual Street                           | 17.8              | 385         |
| DevApp-4650-002264 | 365 Parliament Street                      | 5.7               | 614         |

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

# Downtown East Submarket Report - November 2020

| Monthly Sales           |                     | Current GTA Active Projects |             |             |           |            |         |               | Dev. Apps.  |
|-------------------------|---------------------|-----------------------------|-------------|-------------|-----------|------------|---------|---------------|-------------|
| Sub Market              | Current Month Sales | Active Projects             | Total Units | Total Sales | Rem. Inv. | Avg. \$/SF | Avg. SF | Avg. \$       | Total Units |
| Bloor - Yorkville       | • 41                | • 17                        | • 5,543     | • 4,256     | • 662     | • \$1,954  | • 1,203 | • \$2,351,534 | • 9,636     |
| Central Waterfront      | • 1                 | • 9                         | • 4,721     | • 3,770     | • 835     | • \$1,510  | • 1,070 | • \$1,616,118 | • 19,434    |
| Don Mills - York Mills  | • 37                | • 12                        | • 3,683     | • 3,174     | • 287     | • \$1,007  | • 1,007 | • \$1,013,169 | • 14,212    |
| Downtown Core           | • 1                 | • 7                         | • 4,236     | • 3,657     | • 199     | • \$1,919  | • 826   | • \$1,584,250 | • 19,624    |
| Downtown East           | • 18                | • 21                        | • 7,481     | • 6,512     | • 689     | • \$1,252  | • 815   | • \$1,019,805 | • 16,999    |
| Downtown West           | • 32                | • 28                        | • 9,703     | • 8,438     | • 1,004   | • \$1,438  | • 928   | • \$1,334,007 | • 19,595    |
| Etobicoke Waterfront    | • 0                 | • 1                         | • 602       | • 453       | • 40      | • \$1,326  | • 848   | • \$1,125,069 | • 8,726     |
| Highway7 - Yonge        | • 13                | • 5                         | • 1,399     | • 1,309     | • 82      | • \$720    | • 1,189 | • \$855,908   | •           |
| Mississauga City Centre | • 15                | • 12                        | • 6,998     | • 6,395     | • 584     | • \$925    | • 790   | • \$730,344   | •           |
| North Toronto           | • 19                | • 13                        | • 3,707     | • 3,061     | • 519     | • \$1,280  | • 814   | • \$1,041,814 | • 10,499    |
| North Yonge Corridor    | • 4                 | • 6                         | • 1,715     | • 1,486     | • 84      | • \$1,162  | • 826   | • \$960,338   | • 8,097     |
| North York East         | • 0                 | • 2                         | • 528       | • 519       | • 8       | • \$942    | • 978   | • \$921,150   | • 1,367     |
| North York West         | • 111               | • 10                        | • 1,258     | • 942       | • 270     | • \$1,236  | • 1,467 | • \$1,813,413 | • 13,464    |
| Not Applicable          | • 1,380             | • 161                       | • 32,213    | • 25,948    | • 4,660   | • \$824    | • 935   | • \$770,782   | • 93,735    |
| Scarborough City Centre |                     |                             |             |             |           |            |         |               | • 2,245     |
| Sheppard Corridor       | • 14                | • 14                        | • 3,833     | • 3,400     | • 429     | • \$1,123  | • 934   | • \$1,049,025 | • 7,811     |
| Thornhill               | • 40                | • 6                         | • 1,720     | • 1,365     | • 345     | • \$1,062  | • 1,066 | • \$1,132,690 | •           |
| Toronto East            | • 5                 | • 12                        | • 1,533     | • 1,113     | • 203     | • \$1,099  | • 835   | • \$917,682   | • 3,374     |
| Toronto West            | • 101               | • 17                        | • 3,371     | • 2,738     | • 430     | • \$1,157  | • 960   | • \$1,111,178 | • 11,904    |
| Yonge - St. Clair       | • 4                 | • 7                         | • 661       | • 498       | • 163     | • \$1,783  | • 1,468 | • \$2,617,636 | • 3,576     |

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